

## **PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 30, 2014**

Notice of the Public Hearing on the proposed Amendment to the Conditional Use Permit for 120 West Summit Avenue to install a 1000 gallon propane holding tank, which would be used to dispense propane. Allowed by Village Ordinance Number 435-10(E), Conditional Use Not Specified in the Code, but similar in character to conditional uses. The notice was published in the Kettle Moraine Index and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

The Public Hearing was opened at 7:00 p.m. by Chairman John Meyer.

Present: Jeff Roth, Alan Theis, Jeffery Flaws, Wayne McStrack, John Meyer, Patrick Hess and Dave Jennings

Excused: Larry Rigden, Wanda Gosa, and Jeff Roth.

Also Present: Deputy Clerk-Treasurer Wigderson; Fred Marks of Amerigas; Dale Swenson, 108/110 Oak Crest Drive; and Micheal Wegner, 614 Mt. Snowdon Road.

### **PUBLIC HEARING**

The Property owner of 108/110 East Oak Crest Drive, which is the property to the east of Wales Quick Lube, has concerns about the distance of the proposed tank from the playground for Bright Ideas. Fred Marks of Amerigas, stated that the code requires 50 feet from playgrounds and the tank is 100 feet from the lot line. Mr. Swenson ask if Mr. Marks could provide that code to him. Plan Commission member Alan Theis asked if a fence could be installed around the tank, and Mr. Marks stated that per the code a fence is not required and in most cases the Fire Departments do not want them as it makes it harder to access the tank should a problem arise.

The Public Hearing was closed at 7:08 p.m.

### **PLAN COMMISSION MEETING**

The Plan Commission Meeting was called to order at 7:08 p.m. by Chairman John Meyer. Members present Alan Theis, Jeffery Flaws, John Meyer, Uriah Wolfe, Patrick Hess, Dave Jennings and Wayne McStrack.

Excused: Larry Rigden, Wanda Gosa, and Jeff Roth.

Also Present: Deputy Clerk-Treasurer Wigderson; Fred Marks of Amerigas; and Micheal Wegner, 614 Mt. Snowdon Road.

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of October 28, 2014. Motion by Jeff Flaws to approve the amended minutes and waive the requirement of reading same, second by Dave Jennings, motion passed. Al Theis, abstained.

### **PUBLIC COMMENT**

No Public Comment.

## **PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 30, 2014**

### **REQUEST FOR APPROVAL AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT TO ALLOW A 1000 GALLON OUTDOOR STORAGE TANK FOR PROPANE AND THE DISPENSING OF THE PROPANE AT WALES QUICK LUBE 120 WEST SUMMIT AVENUE**

**REQUESTED BY:** Mario Balistieri  
120 West Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Fred Marks

**DISCUSSION:** Sixteen letters were sent to the surrounding property owners to inform them of the possible propane tank. The notice was published twice in the Kettle Moraine Index. Four letters were returned in favor of the propane tank and two were received that did not support the propane tank. The Conditional Use Permit Amendment will be reviewed and renewed annually at the June Village Board meeting. The Wales Genesee Fire Department reviewed the proposed project and submitted a letter approving the installation of the tank as long as the NPFA 58 Codes are followed. There are parking spaces behind the building and on the west side of the building. The vehicle that delivers the propane is about the size of a sanitary septic truck. The delivery takes about 20 – 30 minutes. The driver inspects the tank each time before refilling and should there be a problem they will not fill the tank. The driver is required to have both the tank and his vehicle in his sight at all times. The chances for a leak is very low and propane does not pool on the ground. Propane gas has an additive that allows the leak to be detected by smell. Propane has a lower ignition level than gasoline. There are two emergency shut off systems, a manual at the tank and an electric at the cabinet. The dome on the propane tank and the cabinet will both be locked when not in use. The tank is 60 feet from the building and 100 feet from the eastern property line.

**MOTION:** Motion by Wayne McStrack to recommend approval of the Amendment to the Conditional Use Permit to allow a 1000 gallon outdoor storage tank for propane and the dispensing of the propane at Wales Quick Lube, 120 W. Summit Avenue, as submitted, second Patrick Hess. Motion passed unopposed.

### **REQUEST FOR APPROVAL EXTENSION OF THE DEADLINE FOR COMPLETION OF OBLIGATIONS FOR WELSH HIGHLANDS**

**DISCUSSION:** A letter was sent was sent to the property owner letting them know that they are in default of Developer's Agreement for completion of the development. Securant Bank has informed the Village Attorney that they have no intention of developing the property and prefer to market the property with the original Planned Unit Development. This extension would go to January 5, 2016. Plan Commission members would like more information from the Village Attorney before making any decision on extension.

**MOTION:** Motion by Jeff Flaws to postpone any recommendation on the proposed extension for Welsh Highlands until further information is received from the Village Attorney, second Patrick Hess. Motion passed unopposed

## **PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 30, 2014**

### **DISCUSSION VILLAGE CENTER DESIGN GUIDELINES**

**DISCUSSION:** If the Design Guidelines were to be adopted things would have to be worked out. An ordinance would have to be created; enforcement and penalties would have to be established; list specific standards and create an appeals process. This will be discussed at the next Plan Commission meeting. The Deputy Clerk will get some ordinances to review.

### **DISCUSSION NEW PLAN COMMISSION CHAIR**

**DISCUSSION:** John Meyer has accepted an appointment to the Village Board. This will be his last Plan Commission meeting. John would like to thank the Plan Commission members for his 9 years of service to the Village. It has been his pleasure serving as Plan Commission Chair. John would also like to thank the Deputy Clerk for all of her work for the meetings. Uriah Wolfe was nominated for the Plan Commission Chair. Alan Theis and Jeff Roth will mentor Uriah Wolfe for a couple of meetings.

**MOTION:** Motion by Jeff Flaws to approve the appointment of Uriah Wolfe to Plan Commission Chair, Wayne McStrack second. Motion passed unopposed.

### **ADJOURNMENT**

Motion by Alan Theis to adjourn, second by Wayne McStrack, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:20 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer